



DOWNTOWN NIAGARA FALLS DEVELOPMENT STRATEGY
FREQUENTLY ASKED QUESTIONS
June 2021

1. What is the Downtown Niagara Falls Development Strategy?

USA Niagara Development Corporation, a subsidiary of Empire State Development, has developed a strategy for the redevelopment of several state-owned properties in Downtown Niagara Falls acquired through Governor Andrew M. Cuomo's Buffalo Billion initiative. The strategy recommends a range of intermediate steps and attainable site development guidelines for re-imagining a vibrant Downtown, while building momentum for sustainable and dynamic long-term development.

2. What are the intended benefits from this development strategy?

The development strategy will serve as a guide for USA Niagara as they facilitate further infill developments that strives to bring new activity to the Downtown neighborhood, enhance economic opportunities for local businesses and residents, further improve visitor and resident experiences, and foster additional and better connectivity with Niagara Falls State Park.

3. Where are the sites covered by the Development Strategy?

The map of the publicly-owned development sites in Downtown Niagara Falls can be accessed at:

<https://buffalobillion.ny.gov/sites/default/files/images/sites/default/files/images/Map%20of%20Publicly-Owned%20Development%20Sites%20in%20Downtown%20Niagara%20Falls%20Web-01.jpg>

4. What exactly will be built at each site?

USA Niagara will pursue plans to develop a Heritage Path that will use enhanced streetscapes to link both ends of Niagara Falls State Park through Downtown. Additionally, USA Niagara will encourage other interim installations such as pop-up retail, mural/art pieces, concerts/outdoor movies, and landscape features on the sites themselves. Over the coming years, USA Niagara will work with private sector partners to develop a mix of hotels, restaurants, apartments, offices, recreational and cultural uses on their sites. The exact nature, location, and appearance of developments will depend on the developers involved and the proposals received.



5. How can I keep informed about progress at the sites?

USA Niagara is piloting the use of a new smartphone app called Instant Input to share information about projects and gather community input. Community members can download the free app on the Google Play store or Apple App Store to see pictures, get updates on development, and answer surveys about USA Niagara sites.

6. Why has USA Niagara recommended a phased approach to development?

The development strategy allows for organic growth and development in the area over time. By using this approach, Flexible interim uses on some sites will bring more people Downtown and build longer term demand for infill development. At the same time, they will work to gradually foster thoughtful developments to meet growing demand. Even with a phased approach, USA Niagara will not be precluded from reviewing and working with the development community on long-term solutions.

7. When will I see development at the sites?

USA Niagara expects to issue a call for proposals for the development of the site on the corner of Old Falls Street and 1st Street in the summer of 2021.

8. Who can I contact for more information about the project?

Contact Paul Ray, Senior Project Manager with the USA Niagara Development Corporation at NiagaraFallsStrategy@esd.ny.gov.